127.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,200 / 786,200
					USE VALUE:	786,200 / 786,200
					ASSESSED:	786,200 / 786,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERROTTI JAFFRIE &
Owner 2:	CORDNER SHEILA
Owner 3:	
Street 1:	38 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRUNGER JAMES I & -
Owner 2:	FRENETTE SARAH E -
Street 1:	38 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,986 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Vinyl Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3986.000	404,600	3,900	377,700	786,200
Total Card	0.092	404,600	3,900	377,700	786,200
Total Parcel	0.092	404,600	3,900	377,700	786,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.71 | /Parcel: 495.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82190
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,500	3900	3,986.	377,700	786,100	786,100	Year End Roll	12/18/2019
2019	101	FV	308,900	3900	3,986.	377,700	690,500	690,500	Year End Roll	1/3/2019
2018	101	FV	302,500	3900	3,986.	334,500	640,900	640,900	Year End Roll	12/20/2017
2017	101	FV	302,500	3900	3,986.	280,600	587,000	587,000	Year End Roll	1/3/2017
2016	101	FV	255,900	3900	3,986.	280,600	540,400	540,400	Year End	1/4/2016
2015	101	FV	241,700	3900	3,986.	242,800	488,400	488,400	Year End Roll	12/11/2014
2014	101	FV	206,800	3900	3,986.	234,700	445,400	445,400	Year End Roll	12/16/2013
2013	101	FV	206,800	3900	3,986.	223,400	434,100	434,100		12/13/2012

!9874!

PRINT

Date	Time
12/11/20	00:16:16

LAST REV

Date	Time
03/20/18	09:08:00
apro	
9874	

USER DEFINED

Prior Id # 1:	82190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNGER JAMES I	1490-64		5/31/2016		755,000	No	No		
ARSENAULT PATRI	1444-58		10/28/2013	Change>Sale	525,000	No	No		
MANTHEI PATTI-J	1442-100		9/27/2013	Convenience	1	No	No		
ARSENAULT PATRI	1399-35		5/3/2011	Convenience	1	No	No		
	738-24		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2013	1699	Redo Kit	36,000	C				
6/24/2003	506	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	355	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/29/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3986		Sq. Ft.	Site		0	70.	1.35	8									377,707						377,700	

Total AC/HA: 0.09151 | Total SF/SM: 3986 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 377,707 | Spl Credit | Total: 377,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31204283
Const Adj.:	1.00989902
Adj $ / SQ:	172.254
Other Features:	91250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424064
Depreciation:	19507
Depreciated Total:	404557

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

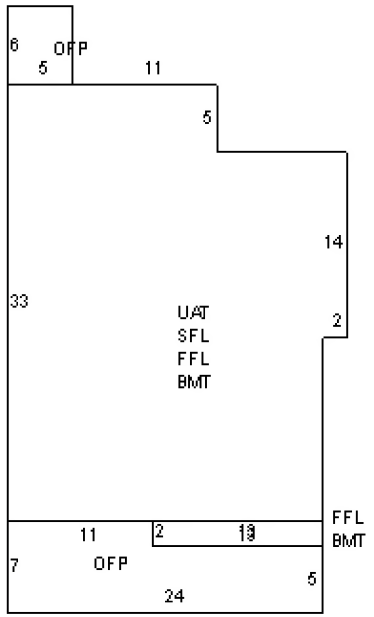
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.25
Special Features:	0	Val/Su Net:	146.65
Final Total:	404600	Val/Su SzAd	255.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	806	51.680	41,651
FFL	First Floor	806	172.250	138,837
SFL	Second Floor	780	172.250	134,358
UAT	Upper Attic	195	68.900	13,436
OFP	Open Porch	172	26.350	4,532
	Net Sketched Area:	2,759	Total:	332,814
Size Ad	1586	Gross Are	3344	FinArea 1586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

127.0-0005-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X14	A	AV	1930	24.40	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900